

MINUTES
WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING
AND THE SAFETY AND DEVELOPMENT COMMITTEE
TUESDAY, JANUARY 12, 2016
6:00 P.M.
ROOM 128 - 7525 WEST GREENFIELD AVENUE

PRESENT: Wayne Clark, Vice Chair; Gerald Matter, Chair; Ald. Czaplewski; Jason Metz;
Pete Hansen

EXCUSED: Ald. Barczak, Karin Gale

STAFF: John Stibal, Development Department Director
Patrick Schloss, Community Development Manager
Kristi Johnson, Community Development Supervisor
Steve Schaer, AICP, Manager of Planning and Zoning
Shaun Mueller, Senior Planner
Bart Griepentrog, AICP, Planner II

OTHERS: Mayor Dan Devine
Ald. Lajsic, Ald. Probst, Ald. Reinke, Ald. May, Ald. Vitale, Ald. Roadt, Ald. Haass, Ald. Weigel
Rebecca Grill, City Administrator; Mark Wyss, Director of Finance/Comptroller/Treasurer
Jim Jandovitz, IT/Communications Director
Bear Development, LLC - SR Mills, Adam Templer, Tom Miller
Boerke Co. - Jack Price & Terry McMahon, Cushman & Wakefield Alliance
Engberg Anderson Architects - Mark Ernst
Fiduciary Real Estate Development, Inc. -Craig Raddatz, Brett Miller, Mike Schlitz, Steve Bersell
Greenery at Six Points - Brian Kliesmet, Mike Garven, Mark Gray
Kahler Slater Architects - Thomas Miller
Mandel Group - Bob Monnat, Ian Martin
Millennium LLC - Ian Abston
Pinnacle Engr. - Aaron Koch
Wangard Partners, Inc. - Stewart Wangard, Wayne Wiertzema, Emily Plier, Mark Ernst
Zimmerman Architectural Studios - David Drews

8. Notice of Closed Session of the Community Development Authority.

At 6:04 p.m., Chair Matter stated it was the intention of the Authority to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

The Community Development Authority of the City of West Allis will meet at approximately 6:00 p.m., or as soon thereafter as time permits on Tuesday, January 12, 2016, in Room 128, City Hall, 7525 W. Greenfield Ave., West Allis, Wisconsin, following conclusion of consideration of the above portion of its regularly scheduled agenda, to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

- a. Discussion/action relative to negotiations for the selection of a developer for the Six Points/Farmers Market redevelopment area, and the sale of approximately 7.6 acres of land between W. Greenfield Ave. and W. National Ave., west of S. Six Points Cr., and the sale of approximately 5.75 acres of land between W. National Ave. and W. Mitchell St., west of S. Six Points Cr.

and to take such further action as may be necessary and appropriate with respect to such matters.

A closed session for the above purpose is authorized pursuant to the provisions of Wis. Stats. Section 19.85(1)(e), which authorizes a governmental body, upon motion duly made and carried, to meet in closed session to deliberate or negotiate the purchase of public properties and the investment of public funds, or conduct other specified public business whenever competitive or bargaining reasons require a closed session.

A motion was made by Wayne Clark and seconded by Pete Hansen to convene in closed session at 6:04 p.m.

The motion carried by the following vote:

Aye: Gerald Matter, Chair; Wayne Clark, Vice Chair; Ald. Czaplewski; Jason Metz; Pete Hansen

No: 0

Others present: John Stibal, Development Department Director
Patrick Schloss, Community Development Manager
Kristi Johnson, Community Development Supervisor
Steve Schaer, AICP, Manager of Planning and Zoning
Shaun Mueller, Senior Planner
Bart Griepentrog, AICP, Planner II
Mayor Dan Devine
Ald. Lajsic, Ald. Probst, Ald. Reinke, Ald. May, Ald. Vitale, Ald. Roadt, Ald. Haass, Ald. Weigel,
Rebecca Grill, City Administrator; Mark Wyss, Director of Finance/Comptroller/Treasurer
Jim Jandovitz, IT/Communications Director
Bear Development, LLC - SR Mills, Adam Templer, Tom Miller
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Wangard Partners, Inc. - Stewart Wangard, Wayne Wiertzema, Emily Plier, Mark Ernst
Zimmerman Architectural Studios - David Drews

Staff was present on all matters discussed to provide background information and explain proposals.

Under Item a., discussion ensued relative to the negotiations for the selection of a developer for the Six Points/Farmers Market redevelopment area, and the sale of approximately 7.6 acres of land between W. Greenfield Ave. and W. National Ave., west of S. Six Points Cr., and the sale of approximately 5.75 acres of land between W. National Ave. and W. Mitchell St., west of S. Six Points Cr.

Upon conclusion of the closed session at approximately 10:05 p.m. a motion was made by Wayne Clark and seconded by Ald. Czaplewski to reconvene in open session to consider its public agenda, including motions to recommend approval or rejection of above-listed deliberations or any of the public agenda items that have not been acted upon.

The motion carried unanimously.

1. Approval of minutes of the meeting of December 15, 2015.

A motion was made by Ald. Czaplewski and seconded by Wayne Clark to approve the minutes of the December 15, 2015 meeting.

The motion carried unanimously.

2. Discussion/action relative to negotiations for the selection of a developer for the Six Points/Farmers Market redevelopment area, and the sale of approximately 7.6 acres of land between W. Greenfield Ave. and W. National Ave., west of S. Six Points Cr., and the sale of approximately 5.75 acres of land between W. National Ave. and W. Mitchell St., west of S. Six Points Cr.

This item was not discussed.

3. Resolution to amend a professional environmental services contract with AECOM, regarding the property located at 7402-08 W. Washington St., in an amount not to exceed \$13,100.
4. Resolution amending a professional services contract with Arcadis for additional environmental consultation services related to the S. 67 and W. Becher Place Industrial Park Redevelopment Project property located at 1960 S. 67 Pl., in an amount not to exceed \$23,390.
5. Resolution amending the contract for environmental services with Arcadis for the 84th & Greenfield Redevelopment Area, in an amount not to exceed \$51,509.
6. Resolution amending a contract for environmental services with Arcadis within the Six Points/Farmers Market Redevelopment Area, in an amount not to exceed \$22,500.

Items 3 – 6 were considered together.

A motion was made by Wayne Clark and seconded by Ald. Czaplewski to approve the Resolution to amend a professional environmental services contract with AECOM, regarding the property located at 7402-08 W. Washington St., in an amount not to exceed \$13,100, the Resolution amending a professional services contract with Arcadis for additional environmental consultation services related to the S. 67 and W. Becher Place Industrial Park Redevelopment Project property located at 1960 S. 67 Pl., in an amount not to exceed \$23,390, the Resolution amending the contract for environmental services with Arcadis for the 84th & Greenfield Redevelopment Area, in an amount not to exceed \$51,509 and the Resolution amending a contract for environmental services with Arcadis within the Six Points/Farmers Market Redevelopment Area, in an amount not to exceed \$22,500.

The motion carried unanimously.

7. Consideration relative to Report on Redevelopment Initiatives:
 - a. Six Points/Farmers Market Redevelopment Area/TIF Number Five
 - b. S. 67 & W. Becher Pl. Industrial Park/TIF Number Six
 - c. S. 67 & W. Washington St./TIF Number Seven
 - d. Pioneer District – S. 77 St. to S. 84 St. along W. National Ave./TIF Number Nine
 - e. S. 116 St. & W. Rogers St./TIF Number Ten
 - f. 84th & Greenfield/TIF Number Eleven
 - Discussion ensued with questions being answered by staff.
 - Consensus given to proceed with Amendment #1 for the 84th & Greenfield Project Plan
 - g. Former Teledyne Site/TIF Number Twelve

- h. Former Home Juice Redevelopment Area/TIF Number Thirteen
- i. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
- j. S. 60 St. Corridor
- k. Other Redevelopment Areas:
 - 1) Veterans Park Redevelopment Area/TIF Number Two
 - 2) Quad/Graphics/TIF Number Three
 - 3) S. 60 St. and W. Beloit Rd.
 - 4) Towne Centre Redevelopment
 - 5) Downtown Redevelopment
 - 6) Wisconsin State Fair Park
 - 7) Exterior Property Maintenance Program
 - 8) Hwy 100 Corridor – Potential Development Opportunities
 - 9) 1928 S. 62 St. – Plating Engineering Site
 - 10) S. 116 St. and W. Morgan Ave.
 - 11) Beloit Road Senior Housing Complex
 - 12) 6215 W. National Ave. (former Chalet Restaurant property)
 - 13) Neighborhood Stabilization Program and HOME Program activities
 - a. 903 S. 56 St.
 - b. 1622 S. 59 St.
 - c. 2065 S. 57 St.
 - d. 2104 S. 70 St.
 - e. 8614 W. Mitchell St.
 - f. 1606 S. 59 St.
 - 14) First-Ring Industrial Redevelopment Enterprise (FIRE)
 - 15) W. National Ave. Corridor
 - 16) 2020 Hwy 100 project
 - 17) I-94 Zoo Interchange
- l. Intergovernmental relations

9. Adjournment.

There being no further business to come before the Authority a motion was made by Wayne Clark and seconded by Pete Hansen to adjourn at 10:08 p.m.

Respectfully submitted,

Kristi Johnson
Department of Development